

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Fern Bank Wood nr Pontesbury, Shrewsbury, mid Shropshire. 1.11 acres of open woodland for £14,500 (freehold)

A hillside plot of open broadleaved woodland with superb views and a stream, nestled between Stiperstones and the Long Mynd.

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Fern Bank Wood, Shrewsbury, Shropshire



Description

Fern Bank is a small open wood positioned on the eastern side of a hill overlooking the end of the Long Mynd. It is a semi-natural wood comprising of oak, alder, ash, hazel and birch trees.

A good proportion of this wood was cleared of trees a number of years ago and the open space thus created provides a stunning vista to the east. These open areas are now covered in bracken but in the wooded sections you will find hard fern, dog-rose, honeysuckle and sedge.

The wood descends beneath the tree canopy where it meets a delightful stream at the bottom of the bank. This lower part of the wood has a dense and overgrown feel that provides a great hideaway for wildlife and a place to explore.

Vehicular access to this plot is excellent with somewhere to turn and park and is suitable for a 2 wheel drive car at all times of the year.

If It Were Mine

I would consider methods to control the bracken. Ideally I would get a small tractor and rotovator to work the soil then sow woodland grass seed. The bracken regrowth could then be strimmed and controlled relatively easily to leave a suitable floor to plant trees and allow other woodland flora to develop. I would also create a small glade for camping and take in the views.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.



Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 126.

Ordnance Survey Grid References:

- Roadside gate: SJ 395 017.

- Centre of wood: SJ 391 015.

Nearest postcode: SY5 0SQ.

Directions & Access

- From the A5 bypass take the A488 towards Pontesbury.
- In Pontesbury continue down the hill and turn left onto Chapel Street which is approximately 200 metres before the church.
- Continue on Chapel Street keeping left which takes you onto Habberley Road.
- Continue to Habberley and take the second right where the road forks towards Bridges.
- Continue on this road for approximately one mile before turning right onto a stone track to Lower Vessons.
- At the sharp bend the entrance gate is in front of you which has a Red Rock Forestry management sign on it (point **A** on the plan). Park safely without blocking access and climb the gate (we do not give out keys for viewing).
- Follow the track for 100 metres (point **B**).
- Take the second right up the track and continue straight for 430 metres over a ford (point **C**).
- Take the right at the fork and follow the track for 70 metres (point **D**). This is the entrance to Fern Bank Wood.

Boundaries

- The north boundary is indicated with blue paint on wooden posts and boundary trees.
- The south east boundary is the centre of the stream.

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- The south boundary is indicated with an old fence.
- The west boundary is the agricultural fence where the wood meets the field.

Sporting Rights

The woodland comes with full sporting rights.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights of Way

- There are no public rights of way inside this wood.
- A right of way is granted for this wood from the council road up to the woodland boundary marked **XABCD** on the plan.
- A right of way is reserved for the benefit of the woodland beyond between points **D** and **E** marked on the plan.
- A shared maintenance clause covers this right of way.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - use the Property as a commercial campsite; or
 - unreasonably damage the said tracks.
- (b) not to dispose of part or parts only of the Property

whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

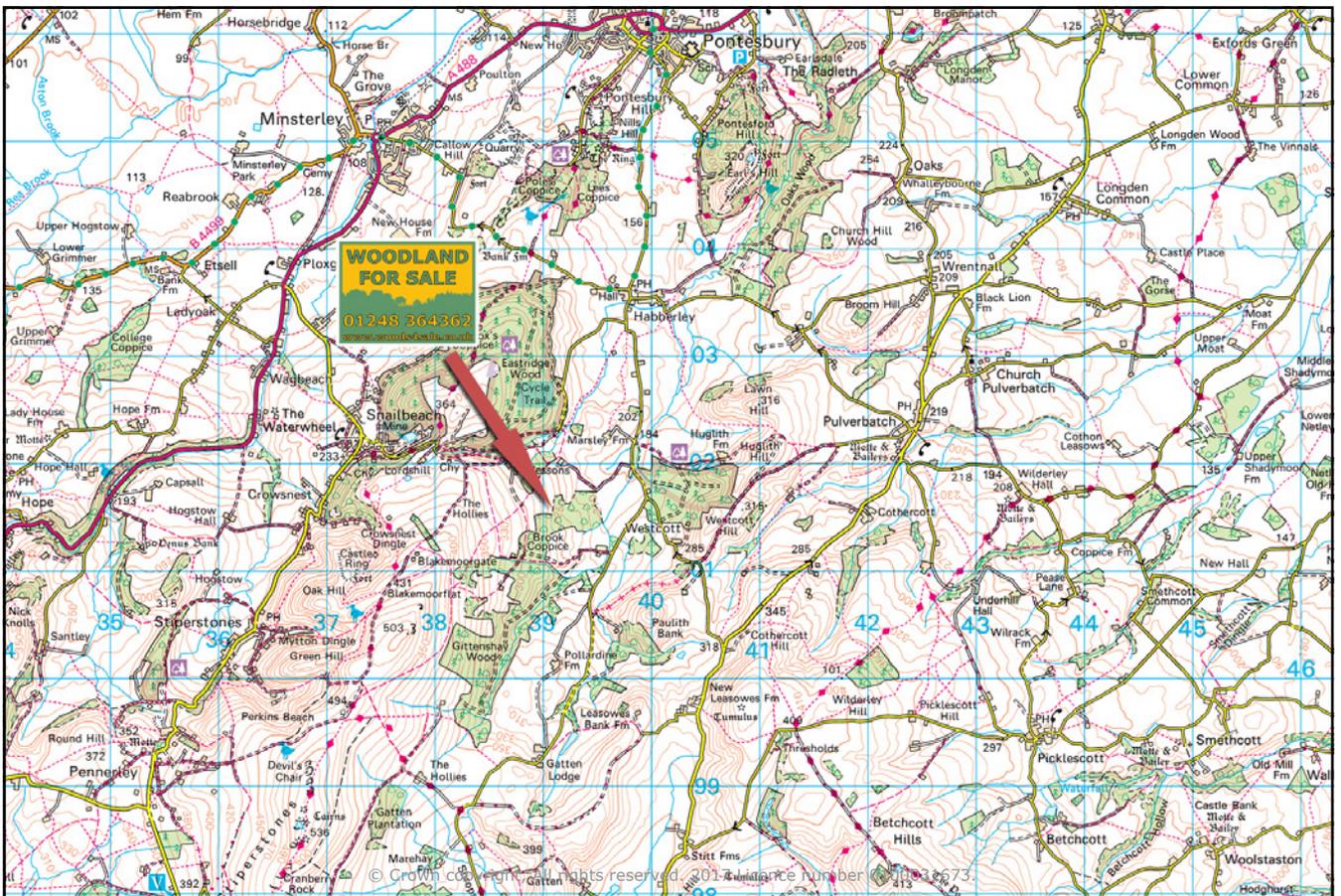
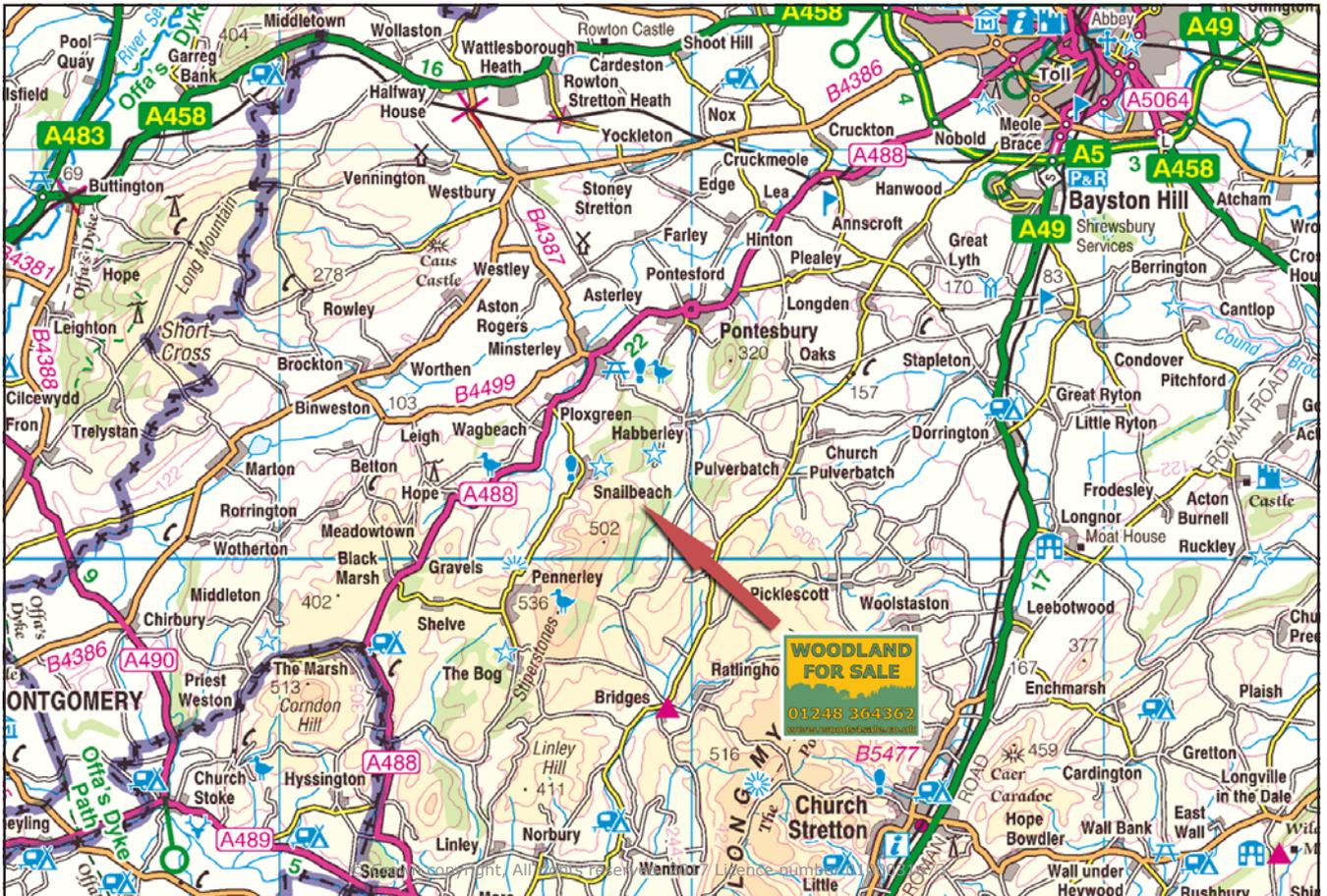
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

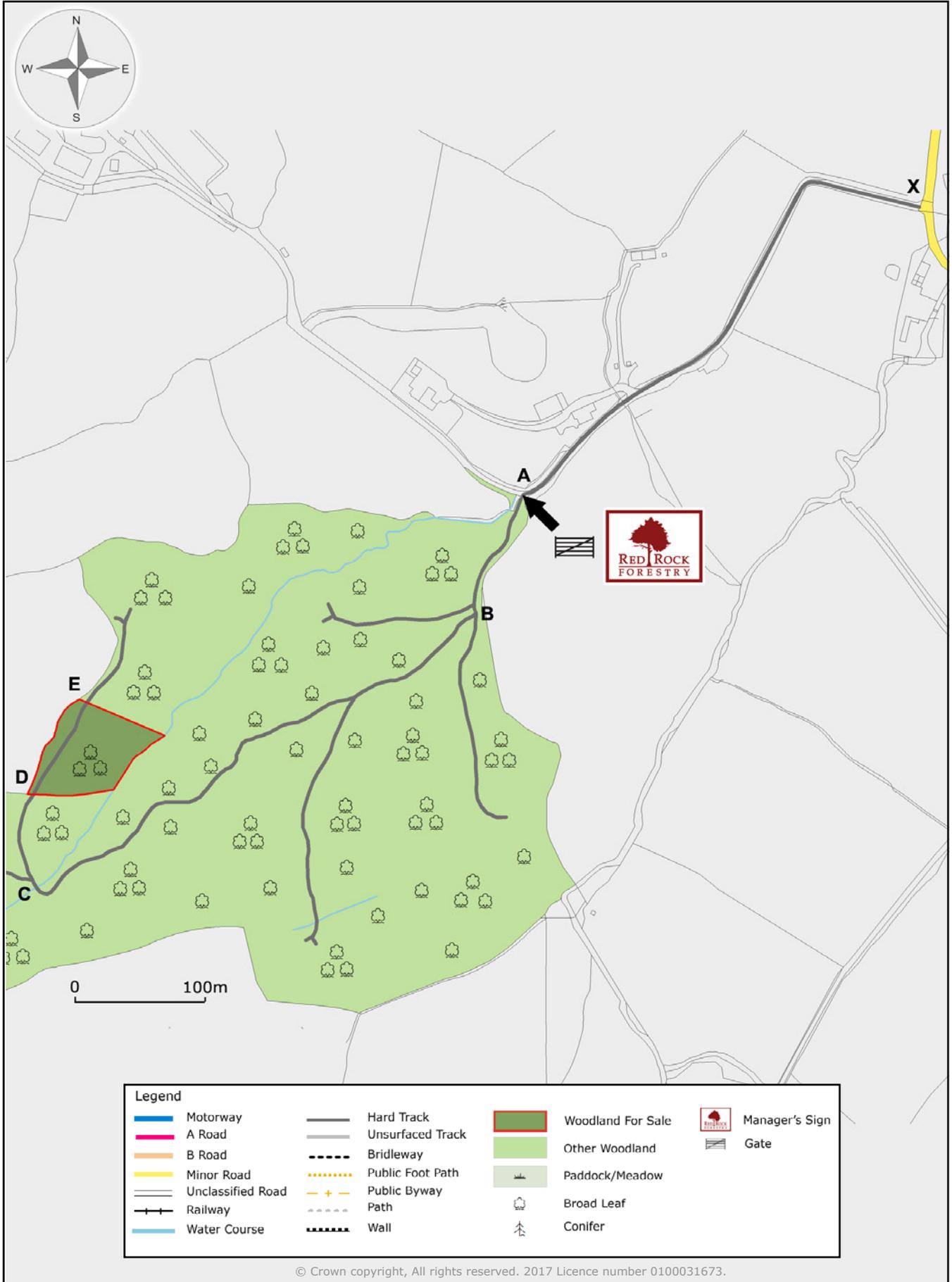
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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